

**THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, AUGUST 8, 2022**

**A. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The City Council Meeting was called to order at 7:04 PM by Mayor Keough and was held at 3515 Broad Street.

**B. ROLL CALL:**

Sanam Arab – Present  
Paul Cousins – Absent  
Donna Fisher – Present  
Jamie Griffin – Present  
Wa-Louisa Hubbard – Present  
Zach Michels – Present  
Mayor Shawn Keough – Present

Student Representatives:  
Bonnie Keating – Absent  
Adam DiGregorio – Present

Also attending: Justin Breyer, City Manager and City Clerk; Michelle Aniol, Community Development Manager; Josh Tanghe, Assistant to the City Manager; Pamela Weber, Recording Secretary; residents; and media.

Attending remotely: Grace Whitney, Associate Planner; Marie Sherry, Finance Director/Treasurer/Assessor; David Gassen, Partners in Architecture; and media.

**C. APPROVAL OF THE MINUTES**

1. City Council Work Session – July 25, 2022
2. City Council Meeting – July 25, 2022

Motion Arab; support Fisher to approve the minutes of the July 25, 2022 City Council Work Session and Regular City Council Meeting.

Ayes: Arab, Hubbard, Griffin, Fisher, Michels, Keough  
Nays: None  
Absent: Cousins  
Motion carries

**D. PRE-ARRANGED PARTICIPATION**

## **E. APPROVAL OF AGENDA**

Motion Fisher; support Griffin to approve the agenda as presented.

Ayes: Fisher, Arab, Michels, Griffin, Hubbard, Keough

Nays: None

Absent: Cousins

Motion carries

## **F. DECLARATION OF CONFLICTS OF INTEREST**

Council Member Michels – Consent agenda has an item to pay bills to his employer, Carlisle Wortman Associates, so he will abstain from voting on the consent agenda.

## **G. PUBLIC HEARINGS:**

1. Request for Industrial Facilities Tax Exemption (IFE) Submitted by Variety Die & Stamping Co.

The Public Hearing opened at: 7:08 PM.

There was no public comment. Michelle Aniol provided background to the request and responded to questions from City Council.

The Public Hearing closed at: 7:11 PM.

Consideration of: Industrial Facilities Tax Exemption (IFE) Submitted by Variety Die & Stamping Co.

Motion Fisher; support Arab to adopt a resolution approving a request from Variety Die and Stamping Co., for an Industrial Facilities Tax Exemption Certificate, for investments in real property located at 2221 Bishop Cr. E., in the City of Dexter, Michigan, for a period not to exceed nine (9) years.

Ayes: Hubbard, Fisher, Arab, Griffin, Michels, Keough

Nays: None

Absent: Cousins

Motion carries

2. City Council Compensation Ordinance Amendment

The Public Hearing opened at: 7:17 PM.

There was no public comment. Mayor Keough introduced the history behind the proposed City Council Compensation Ordinance amendment.

The Public Hearing closed at: 7:18 PM.

Consideration of: Public Hearing for City Council Compensation Ordinance

Motion Fisher; support Michels to approve the City Council Compensation Ordinance Amendment to the General Code of Ordinances, Chapter 2, Article 2, Section 31 to increase City Council pay from \$80 per meeting to \$90 per meeting.

Ayes: Arab, Hubbard, Michels, Griffin, Fisher, Keough

Nays: None

Absent: Cousins

Motion carries

## **H. NON-ARRANGED PARTICIPATION**

Mr. Joe Semifero, 3214 Boulder Court Dexter, MI – indicated the millage is about the cost. He stated that only a few Councilpersons seem very certain about the decision and the rest of Council not-so-much. He expressed appreciation that Council is putting work into weighing the options. He indicated that he does not think having two sites is ambiguous and that people can understand having two sites is a possibility. He does think that a \$12,000,000 project is a little on the extreme side. He compared the project to Green Oak Township, which is 36 sq. miles and has 20,000 people. He indicated an understanding about wanting to talk to a Fire Chief about what he thinks is needed, but City Council is the CEO and CFO, not the Fire Chief. He stated that he does not agree that costs will absolutely not be less in the future.

## **I. COMMUNICATIONS:**

1. Upcoming Meeting List –  
CAPT/DART meeting is still taking place at 3515 Broad Street as usual venue still has concerns regarding Covid.

## **J. REPORTS:**

1. Public Services Superintendent – Tim Stewart  
Mr. Stewart provided his written two-work report as per packet. Mr. Stewart provided the following update:
  - A Council Member thanked the DPW for getting the limbs trimmed under the Mill Creek connector.
  - We lost a tree on the pathway; another tree took out a panel on the boardwalk, but the post held strong. The downed trees were removed and turned into mulch.
  - A question was asked about where responsibility lies for trimming the new grassy areas on Second St. If under the City's purview, we need to ensure it is mowed. Mr. Stewart will speak with Chris tomorrow at their meeting to determine who is responsible.

- A Council Member thanked Mr. Breyer for the update on the Huron River spill and asked if the DPW has a plan going forward. Mr. Stewart said he is monitoring the situation and the potential impact in Dexter.
  - The Third Street project is moving along. The contractor has run into a few unexpected challenges.
  - The broken playground duck rocker is planned to be replaced.
2. Community Development Manager – Michelle Aniol
- Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following update:
- 3165 Baker Road – A pre-application meeting has been scheduled for Thursday, August 11th to review and discuss a mixed-use concept, submitted on behalf of the property owners, Kent Brown and Pam Byrnes Brown. Membership of a pre-application committee consists of 2-3 City Council members, 2-3 members of the Planning Commission (on a rotating basis), city administration and staff, consultants and DAFD. Ms. Aniol is not sure if it will come under special use or PUD. The noted property is the vacant lot across from the post office.
  - The post office is in need of additional space. The Post Master is asking if there is property within the City with 3500 sq. ft. for a building, a minimum of 15 postal vehicles and at least 10 employees. Ms. Aniol is reaching out to property owners to see if they are interested. She reported that post offices do not build their own space. They typically work with a build to suit owner. Dexter Crossing and Buschs' plazas are possibilities. We would really like to keep the post office downtown.
  - The public hearing for the Zoning Ordinance is September 6<sup>th</sup>. City staff are working to get the ordinance online with the map so people can preview it.
    - A suggestion was made to hold open discussion Q&A sessions with Planning Commission so that people can get their questions answered. Ms. Aniol said there is consulting time remaining for Carlisle Wortman which will allow them to participate in the Q&A session.
    - Mayor Keough informed Council that it is up to Planning Commission Chairman to decide if they want to allow back-and-forth discussion during the public hearing. Ms. Aniol will schedule an hour for the Q&A prior to the public hearing.
    - A compliment was given to the city staff for notifying all those being impacted by the proposed zoning ordinance changes as it is not a requirement to do so.
  - A question was asked about the status of parking for Mill Creek Brewery. Ms. Aniol said the project is currently on hold.
  - A new business, Angel Whisper Spiritual Spa, is going in next to the Filmore. It will be in place before Dexter Daze.
  - 8007 Main Street will house a new business called Creative Curios. She sells and does workshops on rehabbing furniture, etc.
3. Board, Commission, & Other Reports- None
4. Subcommittee Reports - None

## 5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- Dexter was third in the County for getting results submitted to the County Clerk's Office.
- The ballot language for the proposed charter amendment was approved by the Governor's Office.
- Renovations at City Hall will impact some upcoming meetings. Notifications of meeting location changes are pending.
- Paint Dexter starts on Monday. Members of City Council are invited to attend the Paint Dexter Artist Reception on Tuesday, August 16th at Chela's. This will be an opportunity to meet the participating artists and Judge.
- Mayor Keough said he received positive feedback from the election workers that the new City Hall location was much better for the election than the previous location, especially for two precincts.

## Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following update:

- Touched base with David Lutton and the Scio Township Supervisor and informed both parties we are interested in having a conversation with Scio Township regarding the Sloan property development.
- Ms. Shroeder is recommended to the DDA for a full-term appointment. She is a Dexter resident and Dexter business owner.
- 3045 Broad Street Committee Meeting – the committee will be meeting to discuss and review a draft pre-development agreement with Common Sail development.
- Dexter Daze is always a fun time. If Council would like to walk in the parade together, we can make that happen. Three Council members expressed interest.

## 6. Council Member Reports - None

### **K. CONSENT AGENDA:**

1. Consideration of: Bills & Payroll in the amount of: \$358,656.43
2. Consideration of: Appointment of Deb Schroeder to Downtown Development Authority

Motion Fisher; support Arab to approve items 1 and 2 of the Consent Agenda.

Ayes: Hubbard, Griffin, Fisher, Arab, Keough

Nays: None

Absent: Cousins

Abstain: Michels

Motion carries

**L. UNFINISHED BUSINESS-Consideration and Discussion of:**

None.

**M. NEW BUSINESS-Consideration and Discussion of:**

1. Consideration of: Resolution to Update Credit Card Use Policy

Motion Fisher; support Griffin to approve the Resolution to Update the City of Dexter Procurement/Credit Card Use Policy.

Ayes: Arab, Hubbard, Griffin, Michels, Fisher, Keough

Nays: None

Absent: Cousins

Motion carries

2. Consideration of: Resolution to Update Investment Policy

Motion Fisher; support Griffin to approve the Resolution to Update the City of Dexter, Washtenaw County, Investment Policy.

Ayes: Arab, Michels, Hubbard, Fisher, Griffin, Keough

Nays: None

Absent: Cousins

Motion carries

3. Consideration of: Resolution Submitting Bond Proposal for Fire Station

Motion Griffin; support Michels to include all of the information in the supplemental packet for the regular City Council meeting discussion/consideration.

Ayes: Michels, Griffin, Arab, Hubbard, Fisher, Keough

Nays: None

Absent: Cousins

Motion carries

Motion Griffin; support Michels to adopt the Resolution Submitting Bond Proposal for Public Safety Facility on pg. 17 in the supplemental packet for the new building in the revised amount of \$10,900,000.

Friendly amendment to change the dollar amount to \$11,529,863. Friendly amendment not accepted due to lack of second.

#### Vote on Original Motion

Ayes: Michels

Nays: Fisher, Hubbard, Griffin, Arab, Keough

Absent: Cousins

Motion fails

Motion Hubbard, support Fisher to approve the City of Dexter Resolution Submitting Bond Proposal for Public Safety Facilities and the Exhibit A Public Safety Facilities Bond Proposal found on pages 17-20 of the supplemental packet with the following changes:

- Page 18 – change the word “secure” to “pursue” in the second WHEREAS statement;
- Page 18 – change “invest in the acquisition and construction of a new public safety facility” to “invest in the acquisition, design, renovation and/or construction of a public safety facility” in the fourth WHEREAS statement; and
- Page 18 – delete the following fifth WHEREAS statement; and
- Page 18 – change “Ten Million Nine Hundred Thousand Dollars (\$10,900,000.00)” to “Eight Million Four Hundred Twenty-Three Thousand Eight Hundred Ninety Dollars (\$8,423,890)” in the sixth WHEREAS statement; and
- Page 19 – 4. remove the bracketed “[FEELS LIKE IT SHOULD BE A WHEREAS]” from the following; and
- Page 19 – 5. Remove the bracketed “[ALL RESOLUTIONS AND PARTS OF RESOLUTIONS, INsofar AS THEY CONFLICT WITH THE PROVISIONS OF THIS RESOLUTION, ARE HEREBY RESCINDED. ??]”; and
- Page 20 – change the bond proposal language to match the resolution language as amended as a part of this motion.

Ayes: Arab, Fisher, Griffin, Hubbard, Keough

Nays: Michels

Absent: Cousins

Motion carries

#### **COUNCIL COMMENTS** (paraphrased or summarized by Recording Secretary)

Michels: I am terribly disappointed. I understand the sentiments about not wanting to spend money, but there are consequences. I will campaign against it because I feel we are going to fall short of what we need.

Cousins: Absent

Fisher: I am pleased about the progress we have made. I have not seen this group compromise the way that we did that tonight.

Arab: I am very happy that we are able to get something on the ballot. I would like us to continue this conversation from now until November. We are

showing our residents we care and have a plan. I would like us to continue with the same level of attention we did tonight, from now until November.

Hubbard: I am happy we are able to get something out there and we'll see what the people say about it. It is an accomplishment.

Griffin: I'm really excited about the prospect of being in the Dexter Daze parade.

Student Representatives:

DeGregorio: None

Keating: Absent

#### **N. NON-ARRANGED PARTICIPATION**

None

#### **O. ADJOURNMENT**

Motion Fisher; support Arab to adjourn the meeting at 9:44 PM.

Unanimous voice vote approval with Cousins absent.

Respectfully submitted,

Justin Breyer  
City Manager and City Clerk

Approved for Filing: \_\_\_\_\_